

# UNOFFICIAL COPY



45381

## JUDICIAL SALE DEED

Doc#: 1504016076 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/09/2015 03:54 PM Pg: 1 of 3

THE GRANTOR, The Judicial Sales Corporation, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of an Order Appointing Selling Officer and a Judgment entered by the Circuit Court of Cook County, Illinois, on September 17, 2014, in Case No. 2013 CH 03145, entitled FIRST MIDWEST BANK vs. BRIAN P. SAUTER A/K/A BRIAN P. SAUTER, et al, and pursuant to

which the premises hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on October 30, 2014, does hereby grant, transfer, and convey to **SYNERGY PROPERTY HOLDINGS, LLC, by assignment** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

UNIT NUMBER 6-12 IN SHIBUI SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: PART OF THE WEST 3/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR SHIBUI SOUTH CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1984 AND KNOWN AS TRUST NUMBER 61991 RECORDED MARCH 5, 1993, AS DOCUMENT 93168945 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as 15805 PEGGY LANE, UNIT 12, Oak Forest, IL 60452

Property Index No. 28-17-416-009-1072

Grantor has caused its name to be signed to those present by its President and CEO on this 7th day of January, 2015.

The Judicial Sales Corporation

By:

Nancy R. Vallone  
President and Chief Executive Officer

**UNOFFICIAL COPY****Judicial Sale Deed**

State of IL, County of COOK ss, I, Danielle Adduci, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as such President and CEO he/she signed and delivered the said Deed pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and Deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal on this

7th day of January, 2015

*Danielle Adduci*  
Notary Public

OFFICIAL SEAL  
DANIELLE ADDUCI  
Notary Public - State of Illinois  
My Commission Expires Oct 17, 2016

This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

Exempt under provision of Paragraph L, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

1/27/15  
Date

*KA Asa*  
Buyer, Seller or Representative

Grantor's Name and Address:

**THE JUDICIAL SALES CORPORATION**  
One South Wacker Drive, 24th Floor  
Chicago, Illinois 60606-4650  
(312)236-SALE

Grantee's Name and Address and mail tax bills to:

**FIRST MIDWEST BANK**  
**ATTN: Other Real Estate Accounting**  
One Pierce Place Suite 1500  
P.O. Box 4169 Itasca, IL 60143-4169  
Contact Name and Address:

Contact: Amanda Graser

Address: One Pierce Place, Suite 1500  
Itasca, IL 60143

Telephone: 630/875/7613

Mail To:

GOMBERG, SHARFMAN, GOLD & OSTLER, PC  
208 South LaSalle Street, Suite 1410  
CHICAGO, IL, 60604  
(312) 332-6194  
Att. No. 90334  
File No. 45381

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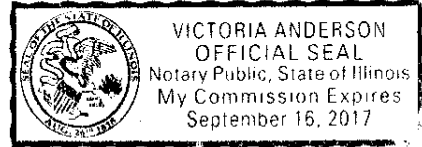
## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 2/9, 2015

Signature: *Em E Showerman*  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Em Showerman  
This 9th day of February, 2015  
Notary Public Victoria Anderson

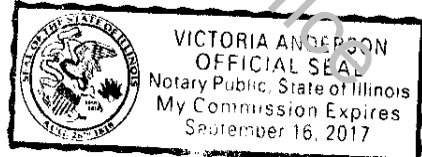


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 2/9, 2015

Signature: *Em E Showerman*  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Em Showerman  
This 9th day of February, 2015  
Notary Public Victoria Anderson



**Note:** Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)